

Charnock Bates

The Country, Period and Fine Home Specialist



Brooklyn

Elland Road, Ripponden, HX6 4HW





# Brooklyn

Elland Road  
Ripponden  
HX6 4HW



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## Summary

Occupying an elevated position, enjoying extensive views of the surrounding Calder Valley countryside, Brooklyn is a stone-built three-bedroom detached family home in a highly sought after location.

Internally, the property briefly comprises; porch, dining kitchen, lounge and house bathroom to the ground floor and principal bedroom with en-suite and walk-in wardrobe, second double bedroom, third bedroom, and office/occasional room to the first floor.

Externally, a driveway provides private parking for three cars and leads up to a garage. A lawn is positioned to the front of the property, a stone-flagged terrace to the side and lawn with woodland aspect and summerhouse to the rear.

## Location

Ripponden is now regarded as one of Calderdale's premier locations being close to the M62 network accessing both Leeds and Manchester. Bus routes are close by as are many country walks. The centre of Ripponden benefits from independent restaurants and public houses, health centre, pharmacy, library and shops yet remaining close to superb open countryside. There is a supermarket and railway station nearby in Sowerby Bridge. There are good local schools in the surrounding area with Ripponden Junior & Infant School close by.



## General Information

Sliding glass patio doors access a porch currently used as a utility space, with a wooden door allowing access to the dining kitchen finished with hard-wood flooring.

The kitchen offers a range of white shaker style wall, drawer and base units with contrasting laminated worksurfaces incorporating a stainless-steel one and a half bowl sink with drainer and mixer tap. Integrated appliances include; an electric Rangemaster double oven with five-ring gas hob and extractor above, washing machine and Bosch dishwasher.

The dining area features a Stovax multi-fuel stove to the focal point, sat on a constructional stone hearth and surround, as well as a store housing the boiler and an open staircase with spindle balustrade rising to the first floor.



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Moving through to the spacious and well-presented lounge, finished with coving and a ceiling rose, and with dual aspect windows to the front and side elevation enjoying extensive views while allowing for plenty of natural light. To the front of the room is a Stovax multi-fuel stove sat on a constructional stone hearth and surround, and to the rear focal point a disconnected gas fire with timber mantel, Indian stone flagged hearth and handmade brick surround.

French doors allow access to the side terrace.





Finishing the ground floor accommodation is the fully tiled house bathroom comprising a WC, pedestal wash-hand basin and a panelled bath with overhead shower attachment.

The principal bedroom enjoys an outlook over the rear garden and benefits from a walk-in wardrobe and a fully tiled en-suite comprising a WC, wall-mounted wash-hand basin and a walk-in shower cubicle.



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A second double bedroom provides access to the loft and further storage wardrobes. A further double bedroom enjoys an outlook over the rear garden.

An office/occasional room with Velux style skylight window completes the internal accommodation.





## Externals

A shared drive leads up to the driveway providing private parking for three cars, which then leads to a detached single garage providing further secure parking. A Yorkshire-stone flagged pathway wraps around the property with a front lawn, and additional mature shrubbery leading down to the roadside.

To the side of the property, accessed through French doors from the lounge is a South-facing stone-flagged terraced creating the perfect entertaining space, with stone steps leading to additional lawned garden with woodland aspect offering nature on your doorstep, with a self-built summerhouse, which could be utilised as a home office, providing extensive views of the surrounding Calder Valley countryside.

## Fixtures and Fittings

Only fixtures and fittings mentioned in the sales particulars are included in the sale.



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## Local Authority

Calderdale – Band E.

## Wayleaves, Easements and Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

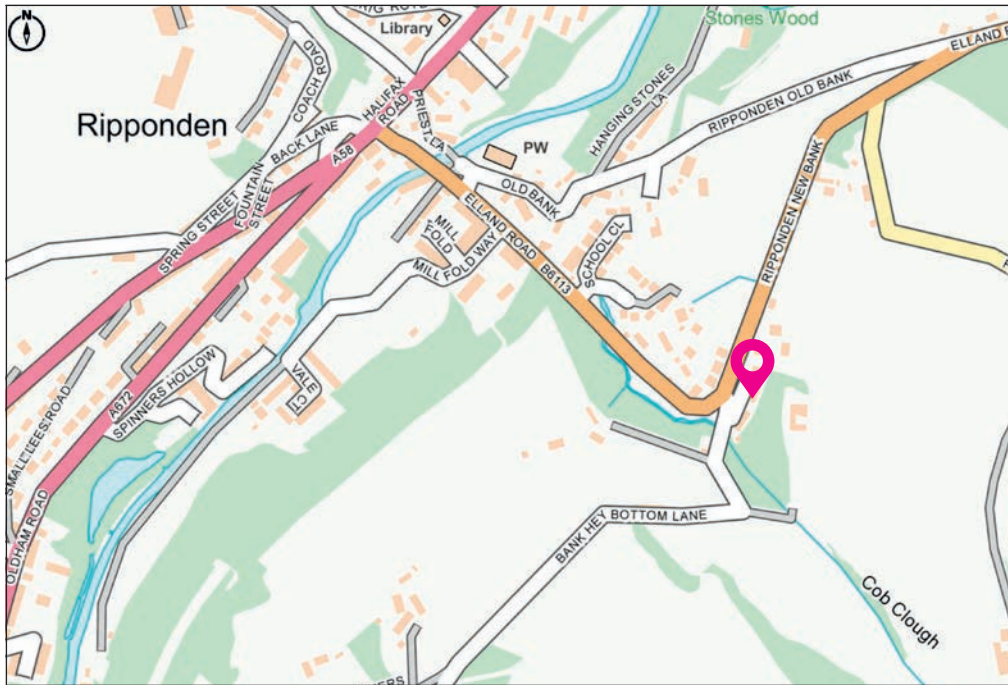
## Services

We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

## Tenure

Freehold.





## Directions

From Halifax Town Centre proceed up King Cross Street (A58) and then at the traffic lights, keep left and continue down Rochdale Road (A58) following signs for Sowerby Bridge and Ripponden. Just before reaching the traffic lights at Ripponden turn left onto Elland Road (B6113) where you should follow the road down into the dip and then up the hill to the bend taking a sharp right-hand turn on to Bank Hey Bottom Lane and then your first left. Continue up the drive where Brooklyn will be on your right-hand side.

For satellite navigation: **HX6 4HW**

## Local Information

### Nearest Station

Sowerby Bridge	3.3 miles
Halifax	6.5 miles

### Nearest Schools

Ripponden Pre-School	0.2 miles
Ripponden Junior & Infant School	0.5 miles
Rishworth School	1.4 miles

### Motorway Network

Junction 23, M62	4.9 miles
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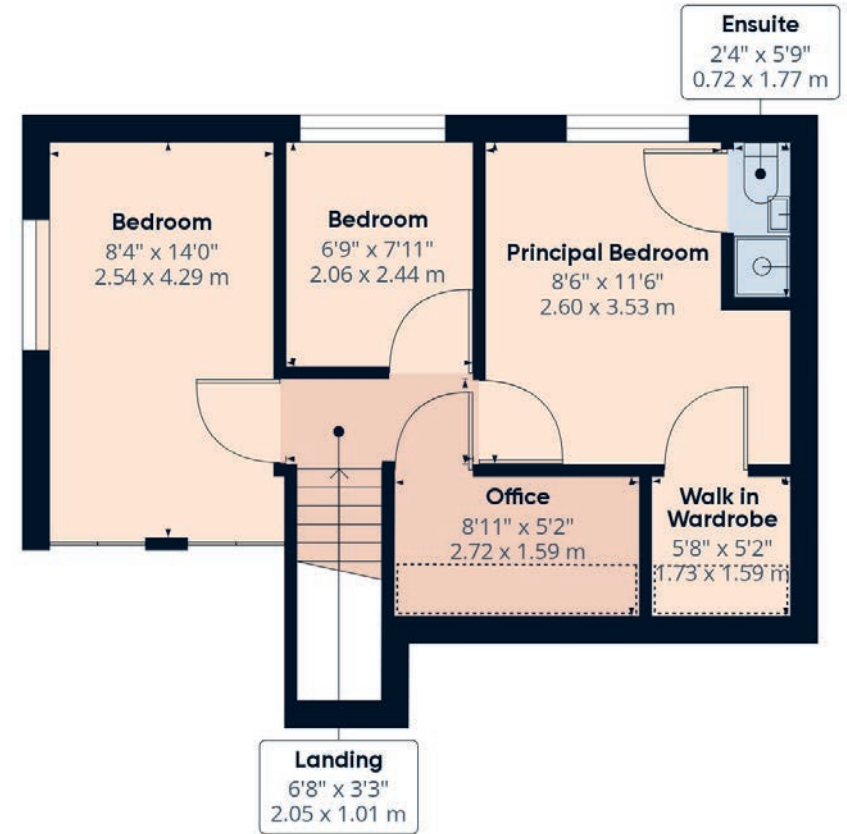


# Floor Plans

## Ground Floor



## First Floor



## Summerhouse

Approximate floor area = 1051.28 sqft (97.67m<sup>2</sup>)  
(not inc Garage and Summerhouse)

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